

- SITE PLAN NOTES:**
1. Current Zoning: C-3
 2. Owner & Applicant:
RE/MAX Select
4101 S. Texas Ave.
Bryan, TX 77802
(979) 845-4500
 3. Proposed Use: Office Condos
Gross Square Footage (Heated): 3,900 SF
 4. Parking Analysis (Lot 1 and Lot 2 combined):
Required: $(5,700+5,556)/300 = 38$
Provided: 19 existing + 45 proposed = 64
 5. Water and Sanitary Demands
Water Demands: Max = 12 gpm Avg. = 1 gpm
Min = 0 gpm
Irrigation Max = 20 gpm
Sewer Demands = 1,440 gpd (max)
 6. All medians shall be a minimum of 180 SF for single parking row islands and 360 SF for double parking row islands.
 7. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
 8. NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.

- GENERAL CONSTRUCTION NOTES:**
1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 2. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the owner for any substitution.
 3. Existing contour elevations are based on an actual field survey of the project.
 4. It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.
 5. All soil exposed by construction shall receive Cellulose Fiber Mulch Seeding within 14 days of final grading.
 6. Legend:
P.U.E. - Public Utility Easement
A.E. - Access Easement
H.O.A. - Homeowner's Association
Ls.U.E. - Landscape Easement
 7. All parking space pavement markings shall be white in accordance with the latest edition of the Texas MUTCD.

Contact Dig Toss @ 1-800-344-8377
Contact 811

LEGEND	
Fire Hydrant	Sewer Clean-Out
Gas Meter	Sewer Manhole
Guy Anchor	Water Meter
Light Pole	Water Valve
Power Pole	
Prop. Handicapped Parking Sign	
Drainage Ditch	
Gas Line	
Telephone Cable	
Overhead Electrical Line	
Ex. Sewer Line w/ size	
Ex. Water Line w/ size	
Prop. R.O.W. Line	
Easement Lines	

LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.

PROPOSED PLANT SPECIES

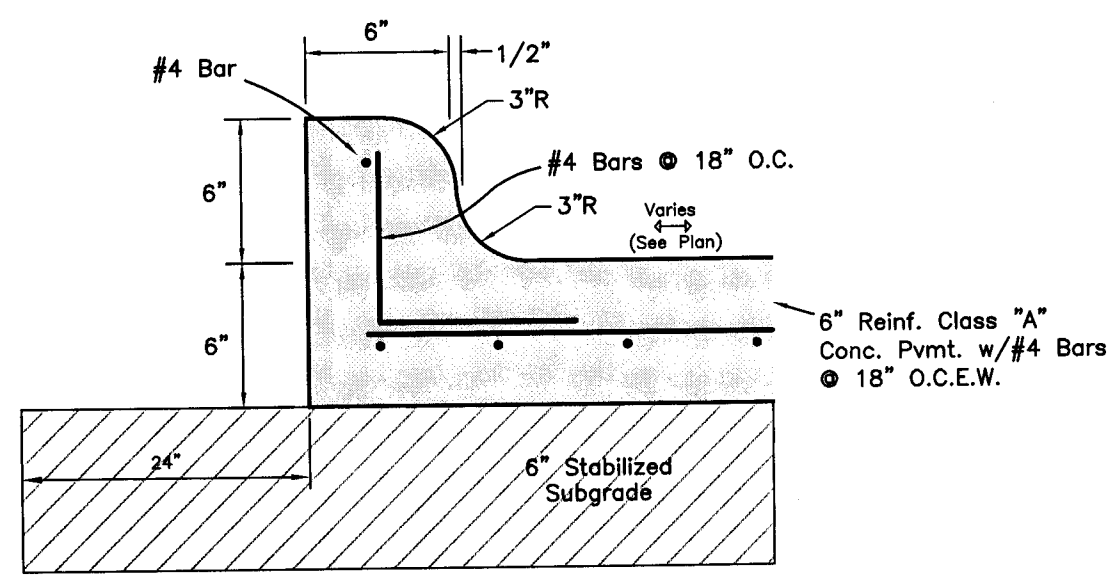
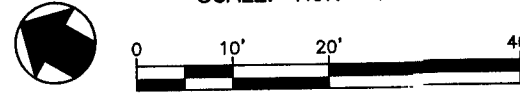
COMMON NAME	BOTANICAL NAME
Canopy Trees to be used:	quercus virginiana
Live Oak	
Non-Canopy Trees to be used:	Lagerstroemia Indica
Grape Myrtle	
Ground cover to be used:	Cynodon dactylon
Bermuda Turf Grass	

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	6	350	Canopy Trees	3"	2,100
	7	150	Non-Canopy Trees (3 shown)	1.5" - 3"	1,050
	30	10	Indian Hawthorne	2 gallon	300
	10	100sf	Grass	26,500(0.15)(0.15) 551 (max. allowed)	596
TOTAL POINTS PROPOSED:					4,046
SITE AREA (NEW AREA): 26,500 S.F.					
POINTS REQ'D: 26,500*0.15 = 3,975					

SITE PLAN

SCALE: Hor: 1" = 20'



TYPICAL 6" RAISED CURB & PAVEMENT DETAIL

SITE PLAN

LOT 1&2, BLOCK 1 SELECT PLAZA SUBDIVISION

10.968 ACRES

RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER 2013

SCALE: 1" = 20'

Owner:
Re/Max Select
4101 B Texas Avenue South
Bryan, TX 77802
(979) 846-4500

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



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